



**Florida Real Estate Commission
Disciplinary Activity Report
2014**

NAME	CASE NUMBER	License #	VIOLATION AND DISCIPLINARY ACTION
Araujo, Luiz	2013-039531	SL 3030165	Boca Raton, FL: Respondent was charged with violating Florida Statute 475.42(1)(b) by operating as a sales associate or broker for any person not registered as his employer and Florida Statute 475.25(1)(d)1. by failing to return a deposit upon demand. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$74.25; attend one 2-day FREC meeting; completion of a 28-hour reactivation course. Effective: 06/17/2014.
Baillergeon, Simone Marie	2013-005181	BK555015	Sun City Center, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to Grand Theft Second Degree. Penalty: Revocation; costs of \$151.00. Effective: 02/12/2014.
Brinkerhoff, Eric	2013-022644	BK 338760	Ormond Beach, FL: Respondent violated Florida Statute 475.25(1)(k) and Rule 61J2-14.010(1), Florida Administrative Code by failing to immediately place escrow funds into an escrow account; Rule 61J2-14.012(1), Florida Administrative Code by failing to make monthly reconciliation statements; and Rule 61J2-14.012(1), Florida Administrative Code by failing to make written statements comparing his total liabilities with the reconciled bank balances for the corporation's bank accounts. Penalty: 6 months probation; 4-hour broker escrow course; one complete FREC meeting. Effective: 02/14/2014.
Carcary, Shaun L.	2011-035653	SL 669262	Tampa, FL: Respondent violated Florida Statutes 475.42(1)(a) by negotiating and/or operating under a real estate property management agreement and actively engaging in the real estate operations of a real estate brokerage while in an inactive status; and Florida Statutes 475.25(1)(b) by operating as a broker for real estate brokerage without a brokerage license. Penalty: fine of \$1000.00; costs of \$323.40. Effective: 03/21/2014.
Chadwick, Michael Joseph	2013-022808	SL 3207413	Parrish, FL: Respondent violated Florida Statutes 475.25(1)(e) by failing to comply with a lawful order issued under the provisions of Chapters 475 and 455, Florida Statutes. Penalty: one year probation; attend two complete FREC meeting(s); investigative costs of \$49.50. Effective: 02/12/2014.
Churchill, Jordan Lloyd	2013-022139	SL 3248043	Englewood, FL: Respondent violated Florida Statutes 475.42(1)(d) by receiving a deposit check and failing to deliver the check to the escrow company and receiving a check that was not in the name of the escrow company; Florida Statutes 475.42(1)(b) by facilitating a lease with purchase option without notifying the real estate corporation, collecting the deposit check in Respondent's name, and failing to deliver the deposit check to the escrow company; and Florida Statutes 475.25(1)(e) and Florida Administrative Code 61J2-14.009 by failing to immediately deliver the deposit check to his broker. Penalty: revocation, investigative costs of \$600.00. Effective: 03/21/2014.
DeSalvo, Stacy Leann	2013-022810	SL3031744	Bonita Springs, FL: Respondent violated Florida Statutes 475.25(1)(e) by failing to comply with a lawful order issued under the provisions of Chapters 475 and 455, Florida Statutes. Penalty: Revocation; investigative costs of \$199.65. Effective: 02/12/2014.
Eagle, Gregory W.	2013-006587	BK 328492	Cape Coral, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 03/21/2014.

Ellis, Robert Benton	2012-049560	BK 3032786	Lake City, FL: Respondent violated Florida Statute 455.227(1)(t) by failing to timely report to the Commission a plea of no contest to violating the Florida Pawnbroking Act. Penalty: 90-day suspension; administrative fine of \$500.00; investigative costs of \$46.20. Effective: 06/17/2014.
Flomenhoft, Mitchell A.	2013-023075	SL 620039	Boca Raton, FL: Respondent violated Florida Statutes 475.25(1)(f) by being adjudicated guilty of aggravated assault with a firearm. Penalty: 6 months probation; fine of \$1000.00; costs of \$173.25; attend one complete FREC meeting. Effective: 03/21/2014.
Gamez, Marisela	2012-032889 2012-006975	BK 3017470	Coconut Creek, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 02/14/2014.
Garell, Lee A.	2014-008837	BL 3098276	Chester Springs, PA: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation.. Effective: 06/27/2014.
Hardy, Denise Marie	2011-039798	BK 3080346	Saint Cloud, FL: Respondent violated Florida Statute 475.25(1)(b) when her oversight allowed a shortage of funds in security deposit and property management accounts; Rule 61J2-14.012, Florida Administrative Code by failing to prepare monthly reconciliation statements comparing the total liability with the reconciled bank balance and explain or take corrective action in reference to shortages; and Rule 61J2-14.010(1), Florida Administrative Code, by failing to be a signatory on the security deposit escrow account. By stipulation, Respondent agreed to the following penalty: administrative fine of \$3,000.00; costs of \$181.50; attend two complete meetings; complete a 4-hour escrow management course. Effective: 02/11/2014.
Hatfield, Wallace Richard	2012-041797 2012-041800	SL 3127848	Riverview, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 03/20/2014.
Helton, Theresia	2011-050921	BK 3077530 BK 3248280	Naples, FL: Respondent violated Florida Statute 475.25(1)(d)1. by failing to turn payments made by tenants over to the property owner; Florida Statute 475.25(1)(b) by entering a lease agreement without the authority of the owners; Florida Statute 475.25(1)(k) and Florida Administrative Code 61J2-14.010(1) by collecting funds and failing to place them into an escrow account; and Florida Administrative Code 61J2-14.012(2) by failing to maintain monthly written statements comparing total liability with the reconciled bank balances of accounts holding real estate funds Penalty: revocation; costs of \$825.00. Effective: 03/11/2014.
Hemminger, Brett Alan	2011-050143	SL 3081686	San Francisco, CA: Respondent violated Florida Statutes 475.25(1)(e) by failing to attend one 2-day FREC meeting as ordered. Penalty: revocation; investigative costs of \$214.50. Effective: 03/21/2014.
Hendrick, Sarah Elizabeth	2013-015835	SL 3239708	Dundee, FL: Respondent violated Florida Statutes 475.25(1)(e) by failing to pay fines as ordered. Penalty: revocation. Effective: 03/21/2014.
Internet Marketing Realty, Inc.	2013-006299	CQ 1005629	Tampa, FL: Respondent violated Florida Statutes 475.25(1)(e) by failing to comply with a lawful order issued under the provisions of Chapters 475 and 455, Florida Statutes. Penalty: Administrative fine of \$500.00; investigative costs of \$64.35. Effective: 02/12/2014.
Lampert, Fred William III	2012-035771	SL 3104090	Hernando Beach, FL: Respondent violated Florida Statute 475.42(1)(d) by failing to deliver an escrow deposit to his broker; Florida Statutes 475.42(1)(a) and 475.42(1)(b) by operating as a broker while licensed as a sales associate; and Florida Statute 455.227(1)(j) by accepting and distributing escrow funds on behalf of an unlicensed corporation. Penalty: 2 years probation; administrative fine of \$1,000; costs of \$250.80; 30 hours of continuing education which must include 4 hours of ethics; two complete FREC meetings. Effective: 02/18/2014.

Lear, Bradley Joe	2013-028883 2013-030259 2013-032782	BK 3058895	Sanibel, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 02/12/2014.
Levy, Cory Austin	2013-007218	SL 3212872	Dania Beach, FL: Respondent violated Florida Statutes 475.25(1)(a), 475.25(1)(b), and 475.25(1)(e) by discussing lease terms, and showing and managing property while license was in an inactive status. Penalty: fine of \$1000.00; investigative costs of \$808.50; attend two complete FREC meetings; complete a 28-hour reactivation course; 2 years probation. Effective: 03/21/2014.
Luft, Carrie	2013-017999	SL 3013804	Punta Gorda, FL: Respondent violated Florida Statute 475.25(1)(b) by committing breach of trust when she assisted a property owner in the sale of a residential property and subsequently resided in the property without the owner's approval. Penalty: revocation; investigative costs of \$561.00. Effective: 06/16/2014.
Massimini, Michael Patrick	2012-047746	BK 693195 BK 3177110	Tampa, FL: Respondent violated Florida Statutes 475.42(1)(h) by failing to provide the department with a copy of escrow bank statements and reconciliation statements and failing to appear for an office inspection and audit. Penalty: revocation; investigative costs of \$508.20. Effective: 03/21/2014.
McLaughlin, Michael A.	2013-03352	BK 3010917	South Pasadena, FL: Respondent violated Florida Statutes 475.25(1)(e) by failing to comply pay fines as ordered. Penalty: revocation. Effective: 03/21/2014.
Miranda, Alfonso	2012-014294	SL 3101946	Miami, FL: Respondent violated Florida Statute 475.42(1)(b) by operating as a broker while only licensed as a sales associate; Florida Statute 475.42(1)(d) by collecting a deposit not in the name of his employer and without the express consent of his employer; and Rule 61J2-14.008, Florida Administrative Code, by failing to timely deliver the deposit to his employer. Penalty: 2 year suspension; administrative fine of \$6,000.00. Effective: 06/17/2014.
Moltane, Stephen	2013-022665	BK 180115	Ormond Beach, FL: Respondent violated Florida Statute 475.25(1)(k) and Rule 61J2-14.010(1), Florida Administrative Code by failing to immediately place an escrow deposit into escrow; Rule 61J2-14.012(1), Florida Administrative Code by failing to make monthly reconciliation statements; and Rule 61J2-14.012(2), Florida Administrative Code by failing to make written statements comparing his total liabilities with the reconciled bank balances for the corporation's bank accounts. Penalty: 6 months probation; one complete FREC meeting. Effective: 02/14/2014.
Morales, Stephanie	2013-032758	SL 3246017	Orlando, FL: Respondent violated Florida Statute 475.25(1)(f) by entering a plea of nolo contendere to Organized Scheme to Defraud. Penalty: 1 year probation; fine of \$500.00; investigative costs of \$305.58; two complete 2-day FREC meetings. Effective: 03/21/2014.
Phillips, Victoria P.	2013-001936 2013-024548	BK 3090042	Winter Park, FL: Respondent was charged with violating Florida Statute 475.25(1)(b) by misrepresenting that she continued to hold a buyer's deposit in her account; Florida Statute 475.25(1)(d)1. by failing to account for buyer's deposit; Florida Statute 475.25(1)(k) by placing deposits into an account that was not an escrow account; Rule 61J2-14.012, Florida Administrative Code, by failing to properly reconcile her trust account; and Rule 61J2-14.010(1), Florida Administrative Code, by failing to timely deposit a buyer's check into an escrow or trust account. By stipulation, Respondent agreed to the following penalty: 6 month suspension; administrative fine of \$5,000.00; investigative costs of \$1,485.00; attend 3 two-day FREC meetings; completion of a broker reactivation course; shall not hold escrow for 5 years. Effective: 06/13/2014.

Powell, John Grant	2012-042224	SL 631499	Clearwater, FL: Respondent was charged with violating Florida Statute 475.25(1)(f) by pleading guilty to one count of sale and/or delivery of oxycodone. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,500.00; investigative costs of \$202.00; attend 2 two-day FREC meetings; completion of an ethics course. Effective: 06/17/2014.
Prescott, Gary Richard	2011-035658	BK 654164	St. Petersburg, FL: Respondent violated Florida Statutes 475.42(1)(c) by employing an individual whose license was involuntary inactive to engage in real estate activities; and Florida Statutes 475.25(1)(e) and Florida Administrative Code 61J2-5.019 by failing to ensure that employee was the holder of a current registration and license . Penalty: 1 year probation; complete the 28-hour reactivation course. Effective: 03/21/2014.
Ramirez, Maribel	2012-036181	SL 3172309	Oviedo, FL: By stipulation, respondent agreed to the following penalty: Administrative fine of \$500.00; investigative costs of \$140.25. Respondent failed to notify her broker that she was advertising property on a website for sale. Effective: 03/21/2014.
Reynolds, John R.	2012-045237	BK 145593	Jacksonville, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to embezzlement of United States Dependency and Indemnity Compensation benefits. Penalty: 30-day suspension; 6 months probation; administrative fine of \$500.00; investigative costs of \$354.75; 1 complete FREC meeting. Effective: 06/17/2014.
Rodgers, Richard	2012-035042	SL 3238591	Margate, FL: Respondent violated Florida Statutes 475.25(1)(k) by accepting deposits for a property and failing to deposit those deposits to the real estate brokerage corporation; Florida Statutes 455.227(1)(j) by assisting a non-licensee to engage in the business of leasing rental properties and by receiving or expecting to receive compensation. Penalty: reprimand; investigative costs of \$387.75; fine of \$250.00. Effective: 03/21/2014.
Roman, Joel	2013-017728	N/A	Orlando, FL: Respondent violated Florida Administrative Code 61-11.007(4)(a), by removing examination materials from the examination room. Penalty: Investigative costs of \$458.70, application denied. Effective: 03/25/2014.
Rose, James U.	2013-010378	BK 3251159 BK 3098960	Winter Park, FL: Respondent was charged with violating Florida Statute 475.25(1)(d)1. by failing to return a full deposit to an owner of a property who was entitled to the deposit. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$305.58; attend two 2-day FREC meetings; completion of a 4-hour escrow management continuing education course. Effective: 06/17/2014.
Rudd, Misty L.	2013-023726	SL 3034022	Pinellas Park, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to wire fraud affecting a financial institution. Penalty: revocation. Effective: 06/17/2014.
Sherbine, Lisa Charlene	2013-014085	SL 599955	Orlando, FL: Respondent violated Florida Statutes 475.25(1)(f) by entering a plea of nolo contendere in the Circuit Court in and for Orange County to Scheme to Defraud and Forgery of a Check, and 475.25(1)(p) by failing to inform the Commission in writing within 30 days after pleading nolo contendere to Scheme to Defraud and Forgery of a Check. Penalty: Revocation; investigative costs of \$115.50. Effective: 02/12/2014.
Sklarey, Seth M.	2012-046331	BK 81489	Coconut Grove, FL: Respondent violated Florida Statute 475.25(1)(s) when the Florida Construction Industry Licensing Board revoked his licenses. Penalty: 1 year probation; investigative costs of \$148.50; attend two complete FREC meetings. Effective: 02/11/2014.
Suskevich, Henrietta Marie	2011-035967	SL 623619	Ft. Myers, FL: Respondent violated Rule 61J2-14.012(1) Florida Administrative Code, by failing to keep an accurate account of each deposit transaction and allow an inspection of her account records, and Rule 61J2-14.012(3) Florida Administrative Code, by failing to reconcile her escrow account and disclose the cause of returned checks and corrective action taken. Penalty: investigative costs of \$1,245.75; broker license reduced to a sales associate; all remaining broker licenses set to licensure authority voided. Effective: 02/11/2014.

Torrent, Nicolas Ernesto	2012-034587	BK 687095 BK 3267456	Coral Gables, FL: Respondent violated Florida Statute 475.25(1)(e) and Florida Administrative Code 61J2-14.010 by depositing checks designated for rent into an operating account; Florida Statutes 475.25(1)(e) and Florida Statutes 475.5015 by failing to maintain records for the exclusive right to lease agreement involving subject properties; and Florida Statutes 475.25(1)(e) and Florida Administrative Code 61J2-5.019 by allowing checks made out to Corporation and designated as rent while Corporation's brokerage license was involuntarily inactive to be deposited into Corporation's operating account. Penalty: 1 year probation; complete a 28-hour reactivation course; investigative costs of \$498.75. Effective: 03/21/2014.
Whitehead, Sheila F.	2012-046816	SL 3120377	Destin, FL: Respondent violated Florida Statute 475.25(1)(f) by entering a plea of no contest to Fraud-Misrep-Fail to Disclose Fact Public Aid Over \$200. Penalty: 1 year probation; administrative fine of \$1,000; investigative costs of \$221.10; 3-hour ethics course; 1 complete FREC meeting. Effective: 02/11/2014.
Whittaker, Sam Edwin	2013-027950	BK 3019008	Palm Beach, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 02/13/2014.
Wilhelm, Gerardo Enrique	2011-039786	SL 3238138	Miami, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to Mail Fraud, Conspiracy to Commit Arson and Check Fraud. Penalty: Revocation; investigative costs of \$280.50. Effective: 02/11/2014.
Williams, Andrew Christopher	2013-045274	SL 3267614	Winter Park, FL: Respondent was charged with violating Florida Statute 475.42(1)(a) by operating as a sales associate without holding a current active license. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$250.00; investigative costs of \$429.00; attend one 2-day FREC meeting. Effective: 06/13/2014.
Williams, Jamie Ann	2013-013185	BK 404031	Tampa, FL: Respondent violated section 475.25(1)(e) by failing to comply with a lawful order made or issued under the provisions of chapter 475. Penalty: Revocation. Effective: 6/12/2014.
Wilson, Patricia	2012-040412	BK 306636	Gainesville, FL: Respondent violated Florida Statute 475.25(1)(e) and Rule 61J2-14.012(2) by failing to reconcile her trust account monthly. Penalty: Revocation; investigative costs of \$481.80. Effective: 02/12/2014.
Arias, Gloria E.	2013-030803	SL 3148328	Weston, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to one count of False Statements to a Financial Institution. Penalty: Revocation and investigative costs of \$247.50. Effective: 04/09/2014.
Betancurth, Leonardo	2013-013749	SL 609622	Altamonte Springs, FL: Respondent violated Florida Statutes 475.25(1)(f), 475.25(1)(p), and 455.225(1)(t) by pleading guilty to Conspiracy to Distribute and Possess with Intent to Distribute Cocaine and for failing to timely self-report this plea to the Commission. Penalty: Administrative fine of \$750; investigative costs of \$371.58; attend 1 complete FREC meeting; 6 months of probation with early termination. Effective: 04/09/2014.
Diaz, Barbara M	2012-029008	BK 3147709	Lehigh Acres, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to one count of Conspiracy to Commit Wire Fraud. Penalty: Revocation; investigative costs of \$295.35. Effective: 04/09/2014.
Dieter, Marco A.	2013-035494	BK 3204580	Sarasota, FL: Respondent violated Florida Statutes 475.25(1)(f) and 455.227(1)(t) by pleading guilty to or being adjudicated guilty of two counts of Selling, Manufacturing, Delivering or Possessing a Controlled Substance, and for failing to timely self-report this plea to the Commission. Penalty: Suspension for 1 year; investigative costs of \$396.00. Effective: 04/10/2014.
Santiago, Jessica A.	2013-007774	SL 3218199	Orlando, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to the felony of Marriage Fraud. Penalty: Suspension for 6 months; administrative fine of \$500; investigative costs of \$140.25. Effective: 04/10/2014.

Wagner, Angel Raul	2011-020261	BK 608793	Miami, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to Money Laundering more than \$100,000; Conspiracy to Commit Money Laundering and Bookmaking; and Conspiracy to Commit Bookmaking. Penalty: Suspension for 6 months beginning 5/9/2014; investigative costs of \$132.00. Effective: 04/22/2014.
Birke, Stuart P.	2013-008618	SL 680633	Delray Beach, FL: Respondent violated Florida Statute 475.25(1)(e) and therefore 475.42(1)(a) by operating as a sales associate without being the holder of a valid and current, active license. Respondent was the authorized listing agent for an Exclusive Right of Sale Listing Agreement without an active and current sales associate license. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,000.00; investigative costs of \$495.50; attend one 2-day FREC meeting. Effective: 04/09/2014.
Cobreiro, Akzahara	2012-021542	SL 3147421	Orange Park, FL: Respondent violated Florida Statutes 475.42(1)(b) and 475.42(1)(d) by operating as a broker while being licensed as a sales associate and for collecting monies in a real estate transaction not in the name of her registered broker. Respondent negotiated and facilitating rental leases for properties without her broker's knowledge and by collecting security deposits without her broker's knowledge. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,000.00; investigative costs of \$1,089.00; attend one 2-day FREC meeting. Effective: 04/09/2014.
Koessler, Delma Feliz	2012-004370	BK 3154579 BK 3253029 BK 3262542	Miami, FL: Respondent violated Florida Statute 475.25(1)(e) and Florida Administrative Code Rule 61J2-14.010(1) and Rule 61J2-14.012(2) by failing to reconcile her trust accounts monthly, and for failing to immediately deposit a buyer's check into an escrow or trust account. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,000.00; investigative costs of \$1,113.75; attend two 2-day FREC meetings. Effective: 04/09/2014.
Laricchia, Jose Alejandro	2012-011156	SL 3132542	Miami, FL: Respondent violated Florida Statute 475.42(1)(d) by collecting \$8,000.00 as a commission in connection with a real estate sale transaction as a sales associate and without the express consent of her brokerage. By stipulation, Respondent agreed to the following penalty: administrative fine of \$5,000.00; investigative costs of \$585.75; attend one 2-day FREC meeting; 3-hour ethics course. Effective: 04/09/2014.
Marchica, Charles Jr.	2012-017021	BL 3197532	Melbourne, FL: Respondent violated Florida Statute 475.25(1)(f) by being adjudicated guilty of Possession with Intent to Distribute Marijuana, a crime of moral turpitude. By stipulation, Respondent agreed to the following penalty: Suspension for 90 days; administrative fine of \$1,000.00; investigative costs of \$640.00; attend two 2-day FREC meetings. Effective: 04/09/2014.
Osman, Lloyd Vinson	2013-037130	BK 3232930	Windermere, FL: Respondent violated Florida Statute 475.25(1)(m) by obtaining his real estate license by means of fraud, misrepresentation or concealment. Respondent self-reported that his answer to question #3 on his application for a Florida Real Estate Broker License was incorrect. This item asked the prospective licensee if he had ever had an application for a license in Florida denied. Respondent answered "No" but had his application to The Florida Bar for a bar license denied. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$500.00; investigative costs of \$330.00; attend 1 complete FREC meeting. Effective: 04/09/2014.
Rodriguez, Miguel Alfonso	2012-017058	SL 3235883	Pembroke Pines, FL: Respondent violated Florida Statute 455.227(1)(t) by failing to timely self-report his Nolo Contendere pleas to the Commission with 30 days. Respondent pled Nolo Contendere to Petty Theft and Knowingly Driving with a Suspended License. By stipulation, Respondent agreed to the following penalty: administrative fine of \$750.00; investigative costs of \$181.50; attend two 2-day FREC meetings. Effective: 04/09/2014.

Suskevich, Arthur Edward	2012-020047	BK 3259669 BK 3328361	Fort Myers, FL: Respondent violated Florida Statute 475.25(1)(d)1 and 475.25(1)(b) for failing to account and deliver a buyers' \$750.00 deposit to them upon demand. By stipulation, Respondent agreed to the following penalty: Investigative costs of \$377.85; attend 1 complete FREC meeting. Effective: 04/09/2014.
Tharpe, Reginald L.	2012-051948	SL 3023765	Pembroke Pines, FL: Respondent violated Florida Statutes 475.42(1)(b) and (d) by operating as a broker while licensed as a sales associate by facilitating the lease of a property without notifying his employer; for collecting checks not in the name of his registered broker or employer; and not notifying his registered employer about the collection of these checks. Respondent also violated Florida Statute 475.25(1)(e), and thereby Florida Administrative Code Rule 61J2-14.009 for collecting a payment connected to a real estate transaction and failing to deliver that payment to Respondent's employer by the end of the next business day following receipt of payment. By stipulation, Respondent agreed to the following penalty: Suspension for 30 days; administrative fine of \$500.00; investigative costs of \$1,039.50; attend one 2-day FREC meeting; 30 hours of education. Effective: 4/09/2014.
Winter, Denise R.	2013-032956	SL 3256786	Dunedin, FL: Respondent violated Florida Statute 475.25(1)(e) and therefore 475.42(1)(b), 475.42(1)(d) and Florida Administrative Code Rule 61J2-14.009 by operating as a broker while licensed as a sales associate and by collecting but failing to deliver deposits to her registered employer. Respondent also collected these deposits not in the name of registered employer and without the express consent of her registered employer. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$206.25; attend one 2-day FREC meeting; 30 hours of education. Effective: 04/09/2014.
Alvarado, Jose Armando	2012-006704	SL 631493	Miami, FL: Respondent violated Florida Statute 475.25(1)(f) by being convicted of Wire Fraud and Bank Fraud, crimes of moral turpitude. Penalty: revocation; investigative costs of \$239.25. Effective: 04/09/2014.
Brester, J. Patrick	2012-036680	SL 3046564	Sarasota, FL: Respondent violated Florida Statute 475.25(1)(f) by being found guilty by jury of three counts of Wire Fraud (with a special finding that the offenses affected a financial institution) and for one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Penalty: revocation; investigative costs of \$252.45. Effective: 04/10/2014.
Bukowski, Michael	2013-005532	SL 3218393	Fort Myers, FL: Respondent violated Florida Statute 455.227(1)(t) by failing to self-report to the Commission in writing within 30 days after entering a plea of Nolo Contendere to the charge of Leaving the Scene of a Crash Involving Damage to Property of \$50 or Less. Penalty: administrative fine of \$1,000; investigative costs of \$138.60. Effective: 04/10/2014.
Gomez, Alexei S.	2013-027041	SL 3178942	Cutler Bay, FL: Respondent violated Florida Statute 475.25(1)(d)1, 475.25(1)(b), 475.42(1)(b), 475.42(1)(d) and Florida Administrative Code Rule 61J2-14.009, and therefore 475.25(1)(e) by operating as a broker while holding a sales associate license by facilitating a real estate purchase transaction without notifying his broker; collecting escrow monies not in the name of his registered broker or without the broker's express consent; and for failing to deliver those funds over to his registered broker. Penalty: revocation; investigative costs of \$785.40. Effective: 04/09/2014.
Lea, Robert Andrew	2013-003059	BK 653966	Fort Myers, FL: Respondent violated Florida Statute 475.25(1)(f) and 475.25(1)(p) by pleading Nolo Contendere to the felony of firing a missile into an occupied vehicle, and for failing to timely report this plea in writing to the Commission. Penalty: revocation; investigative costs of \$262.35. Effective: 04/09/2014.

McFarlane, Andre Mark	2012-038804	BK 3071518	Hallandale, FL: Respondent violated Florida Statute 455.275(1) and therefore 455.227(1)(q) by failing to notify the Department of a change of address for Respondent's place of employment and therefore 475.25(1)(a). Respondent also violated Florida Statute 475.5015, and therefore 475.25(1)(e) by failing to provide the Department's investigator with a transaction file, and for failing to appear for the scheduled office inspection and audit with the Department's investigator. Penalty: suspension for 6 months; administrative fine of \$1,000.00; investigative costs of \$759.00; attend 1 complete FREC meeting; 28 hours of education; 6 months of probation. Effective: 04/09/2014.
Nevius, Chelsea M.	2013-023023	BL 3046364	Clermont, FL: Respondent violated Florida Statute 475.25(1)(e) and therefore Florida Administrative Code Rule 61J2-14.009 by failing to deliver an escrow check to her registered broker or employer. Penalty: Administrative fine of \$1,000; investigative costs of \$321.75; attend 2 complete FREC meetings; 6 months of probation. Effective: 04/09/2014.
Orts, Reyna Josefina	2012-006703	SL 3127364	Miami, FL: Respondent violated Florida Statute 475.25(1)(f) by being found guilty of Wire Fraud and Bank Fraud, crimes of moral turpitude. Penalty: Revocation; investigative costs of \$239.25. Effective: 04/09/2014.
Vaughn, Wayne E.	2012-048324	BL 271545	Clermont, FL: Respondent violated Florida Statute 475.42(1)(a) by practicing real estate without a valid and current, active license. Respondent advertised property online and listed his own details in the contact information section. Penalty: Suspension for 6 months; administrative fine of \$500.00; investigative costs of \$163.35. Effective: 04/09/2014.
Brown, Julie Anne	2013-003762	SL 694559	Palmetto, FL: Respondent violated Florida Statute 475.25 (1)(f) by entering a plea of nolo contendere to the crime of Theft of Sales Tax (3rd Degree Felony) on July 12, 2012, in the Circuit Court in and for Manatee County, Florida. Penalty: Administrative fine of \$250.00; investigative costs of \$194.70; 1 year suspension effective 6/13/2014. Effective: 05/14/2014.
Del Duca, III, Michael Anthony	2013-041919	BK 678337	Estero, FL: Respondent violated Florida Statute 475.(1)(f) by being convicted of a crime involving moral turpitude (two counts of Battery on a Person 65 Years of Age or Older) on February 4, 2013, in Lee County, Florida. Penalty: Administrative fine of \$500.00; investigative costs of \$189.75; suspension for 2 years effective 6/12/2014. Effective Date: 05/13/2014.
Donovan, Lance David	2012-024175	BK 3204022	Naples, FL: Respondent violated Florida Statute 475.25(1)(f) by being convicted of a crime involving moral turpitude (2 counts of Possession of Photos or Movies of Sexual Conduct - Performance by a Child (3rd Degree Felony) on June 26, 2013. Penalty: \$247.50 investigative costs, 10 years license suspension effective 6/12/2014. Effective: 05/13/2014.
Dubow, David Robert	2013-030279	BK 517651	Tarpon Springs, FL: Respondent violated Florida Statute 475.25(1)(e) through a violation of Rule 61J2-14.008, Florida Administrative Code, by depositing monies into his real estate brokerage escrow account which had no relationship to real estate activities and Florida Statute 475.25(1)(v) by using the his real estate escrow account to hold monies for a business venture not related to any real estate activities. Penalty: Administrative fine of \$2,000.00; investigative costs of \$389.40; 6 months probation; attend 1 complete FREC meeting; complete a broker escrow course and an ethics course. Effective: 05/14/2014.
Duffy, John J.	2013-027699	SL 616653	Safety Harbor, FL: Respondent violated Florida Statute 475.25(1)(f) by being convicted of a crime involving fraudulent or dishonest dealings (Attempted Fraud Practices) on August 27, 2013, in Broome County, New York. Penalty: administrative fine of \$1,000.00; investigative costs \$453.75; 1 year probation; 3-hour ethics course. Effective: 05/12/2014

Hess, Colleen Renee	2013-024791	SL 3083158	Palm Coast, FL: Respondent violated Florida Statute 475.25(1)(b) by signing the names of her clients without their permission or knowledge. Penalty: administrative fine of \$250.00; 30-day suspension effective 6/12/2014; 6 months probation; attend 1 complete FREC meeting; 3-hour ethics course. Effective: 05/13/2014.
Hutchins, Christopher Michael	2013-037965	SL 3016311	Cooper City, FL: Respondent violated Florida Statute 475.25(1)(f) by being convicted of a crime of moral turpitude (one count of Conspiracy to Distribute and one count of Possess with Intent to Distribute 100 Kilograms or More of a Mixture and Substance Containing Marijuana) in the U.S. District Court for the Northern District of Florida on December 16, 2008. Penalty: administrative fine of \$1,000.00; investigative costs of \$66.00; 30-day suspension effective 6/11/2014; 30-day probation; attend 1 complete FREC meeting; complete a 28-hour reactivation course. Effective: 05/12/2014.
Latigue, Obnes	2013-023491	SL 3183147	Orlando, FL: Respondent violated Florida Statute 475.25(1)(f) by entering a plea of guilty to willfully aiding and assisting in the filing of false tax returns and by being convicted or found guilty of willfully aiding and assisting in the filing of false tax returns which both involve fraudulent or dishonest dealings. Penalty: Revocation. Effective: 05/13/2014.
Padova, Michael J.	2012-017017	SL 3129553	Esterio, FL: Respondent requested that a Final Order be entered in response to the Administrative Complaint. The Respondent violated Florida Statute 475.25(1)(f) for being convicted of a crime involving moral turpitude (one count of Possession with Intent to Distribute a Quantity of MDMA or Ecstasy) in the U.S. District Court, Middle district of Florida, on October 15, 2012; and Florida Statute 475.25(1)(n) for being confined in a federal prison post adjudication. Penalty: \$1,000.00 fine; \$473.25 investigative costs; 3 years suspension; 3 years probation; attend 2 complete FREC meetings. Effective Date: 05/13/2014.
Calle, Gloria M.	2012-050587	BK 3063138	Boca Raton, FL: Respondent violated Florida Statute 475.25(1)(d)1 by failing to timely return a \$1,000 escrow deposit and Florida Statute 475.25(1)(v) for not having the previous \$1,000 given to her within her escrow account when demand for escrow was made. By Stipulation, the Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$1,171.50; complete an escrow management course; attend 1 FREC Meeting. Effective Date: 05/14/2014.
Goff, Harold Glenn	2012-050207	BK 493207	Valrico, FL: Respondent violated Florida Statute 475.25(1)(e) through a violation of Rule 61J2-14.010(1), Florida Administrative Code, by depositing rental monies into an operating account and by failing to immediately place rental monies into an account holding trust powers. By Stipulation, the Respondent agreed to the following penalty: administrative fine of \$500 fine; investigative costs of \$262.35; 4-hour escrow management course. Effective Date: 6/10/2014.
Post, Victor William	2013-025748	SL 3093106	Jensen Beach, FL: Respondent violated Florida Statutes 475.25(1)(m) & 475.25(1)(b) by having his assistant complete a 14-hour Continuing Education Course for him thereby obtaining his renewal license by means of fraud, misrepresentation, or concealment. By Stipulation, the Respondent agreed to the following penalty: administrative fine of \$1,000; \$214.50 investigative costs; attend 3 complete FREC meetings; 14-hour continuing education course. Effective Date: 05/13/2014.
Stevenson, George Robert	2013-016699	SL 492522	Orlando, FL: Respondent violated Florida Statute 475.25(1)(f) by entering a plea of nolo contendere to a crime involving moral turpitude (one count of Possession of Cannabis with Intent to Sell or Deliver) on March 13, 2013, in Orange County, Florida. By Stipulation, the Respondent agreed to the following penalty: administrative fine of \$750; investigative costs of \$500; attend 1 complete FREC meeting. Effective Date: 05/13/2014.

Burlew, Crispian N.	2013-028703	BK 666179	St. Petersburg, FL: Respondent violated Florida Statute 475.25(1)(d)(1) by failing to deliver Security and/or Pet Deposits to another broker, Florida Statute 475.25(1)(v) by failing to either have an escrow account or not having reconciled or managed his escrow account, Florida Statute 475.25(1)(b) for taking or keeping money he was not entitled to for his personal use. A Final Order on Waiver was issued against the Respondent with the following penalty: Revocation and \$389.40 investigative costs. Effective Date: 05/12/2014.
Del Busto, Carlos Jose	2013-001184	SL 591283	Miami, FL: Respondent violated Florida Statute 475.25(1)(b) by obtaining a \$3,500 service fee for financial and bankruptcy advice in conjunction with the sale of a client's property and delivering neither the services promised in exchange for the fee nor a refund for failing to deliver the services promised. A Final Order on Waiver was issued against the Respondent with the following penalty: Revocation and \$297 investigative costs. Effective Date: 05/14/2014.
Freixa, Odalis	2012-032596	BK 700348	Quincy, FL: Respondent violated Florida Statute 475.25(1)(f) by being convicted of a crime which directly relates to the activities of a licensed broker or involves moral turpitude or fraudulent or dishonest dealing (one count of Grand Theft) in Miami-Dade County, Florida on September 24, 2013. A Final Order on Waiver was issued against the Respondent with the following penalty: Revocation and \$882.75 investigative costs. Effective Date: 05/12/2014.
Gomez, Alexei S.	2013-030120	SL 3178942	Cutler Bay, FL: Respondent violated Florida Statute 475.25(1)(e) through a violation of Florida Statute 475.42(1)(b) by assisting buyers with the procurement of a property for purchase without notifying his broker, by preparing and obtaining an offer from buyers for a property without notifying his broker, and by collecting a deposit from buyers and not delivering it to his broker; Florida Statute 475.42(1)(d) by collecting a deposit not in the name of his broker and without the consent of his broker; Rule 61J2-14.009, Florida Administrative Code, by failing to deliver a deposit to his employer; Florida Statute 475.25(1)(b) by concealing his representation of buyers from his broker, by concealing the collection of a deposit from his broker, by failing to present the buyers' purchase offer for a property, and by failing to return the buyers' deposit. Penalty: revocation; investigative costs of \$66.00. Effective Date: 05/09/2014.
Progressive Real Estate 2000	2013-035561	CQ 1034964	N. Miami Beach, FL: Respondent violated Florida Statute 475.25(1)(k) by failing to place an escrow deposit into a trust or escrow account and Florida Statute 475.25(1)(d) by failing to timely return an escrow deposit upon demand. A Final Order on Waiver was issued against the Respondent with the following penalty: revocation; investigative costs of \$264.00. Effective Date: 05/12/2014.
Renter's Magic	2013-033626 2013-033982 2013-035555 2013-035687 2013-036222 2013-036435	CQ 1028014	Sunny Isles, FL: Respondent violated Florida Statute 475.25(1)(d)1 by failing to account or deliver a deposit upon request (2013-033626; 2013-033982; 2013-035555; 2013-035687); 2013-036222; 2013-036435); Florida Statute 475.25(1)(e) through a violation of Rule 61J2-14.012(1), Florida Administrative Code by failing to provide records to the Department for inspection during attempted audits on May 10, 2013 and September 6, 2013; Florida Statute 475.25(1)(e) through a violation of Rule 61J2-10.038, Florida Administrative Code by failing to notify the Department within 10 days of an address change (2013-035687). A Final Order on Waiver was issued against the Respondent with the following penalty: Revocation. Effective Date: 05/13/2014.

Rosellini, Donna Louise	2013-026567 2013-032899 2013-033979 2013-035549 2013-035685 2013-036210	BK 3190662 BK 3087576	Sunny Isles, FL: Respondent violated Florida Statute 475.25(1)(d)1 by failing to account or deliver a deposit upon request (2013-026567; 2013-032899; 2013-033979; 2013-035549; 2013-035685; and 2013-036210), Florida Statute 475.25(1)(e) through a violation of Rule 61J2-14.012(1), Florida Administrative Code, by failing to provide records to the Department for inspection at attempted audits on May 10, 2013, and September 6, 2013, and Rule 61J2-10.038, Florida Administrative Code, for failing to notify the Department of a change in her current mailing address within 10 days after the change (2013-035685). Penalties: revocation; investigative costs of \$726.00 (2013-026567); investigative costs of \$1,287.00 (2013-032899); investigative costs of \$528.00 (2013-035685). Effective Date: 05/13/2014.
Miranda, Alfonso	2012-014294	SL 3101946	Miami, FL: Respondent violated Florida Statute 475.42(1)(b) by operating as a broker while only licensed as a sales associate; Florida Statute 475.42(1)(d) by collecting a deposit not in the name of his employer and without the express consent of his employer; and Rule 61J2-14.008, Florida Administrative Code, by failing to timely deliver the deposit to his employer. Penalty: 2 years suspension effective 7/16/2014; administrative fine of \$6,000.00. Effective: 6/17/2014.
Ellis, Robert Benton	2012-049560	BK 3032786	Lake City, FL: Respondent violated Florida Statute 455.227(1)(t) by failing to timely report to the Commission a plea of no contest to violating the Florida Pawnbroking Act. Penalty: 90-day suspension effective 7/16/14; administrative fine of \$500.00; investigative costs of \$46.20. Effective: 6/17/2014.
Hatcher, Jared J.	2013-042467	SL 3193594	Tallahassee, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading no content to one count of uttering. Penalty: administrative fine of \$1,000.00; investigative costs of \$354.75. Effective: 6/16/2014.
Reynolds, John R.	2012-045237	BK 145593	Jacksonville, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to embezzlement of United States Dependency and Indemnity Compensation benefits. Penalty: 30-day suspension effective 7/16/14; 6 months probation; administrative fine of \$500.00; investigative costs of \$354.75; attend one 2-day Commission FREC meeting. Effective: 6/17/2014.
Rudd, Misty L.	2013-023726	SL 3034022	Pinellas Park, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to wire fraud affecting a financial institution. Penalty: revocation. Effective: 6/17/2014.
Araujo, Luiz	2013-039531	SL 3030165	Boca Raton, FL: Respondent was charged with violating Florida Statute 475.42(1)(b) by operating as a sales associate or broker for any person not registered as his employer and Florida Statute 475.25(1)(d)1. by failing to return a deposit upon demand. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$74.25; attend one 2-day FREC meeting; completion of a 28-hour reactivation course. Effective: 6/17/2014.
Phillips, Victoria P.	2013-001936 2013-024548	BK 3090042	Winter Park, FL: Respondent was charged with violating Florida Statute 475.25(1)(b) by misrepresenting that she continued to hold a buyer's deposit in her account; Florida Statute 475.25(1)(d)1. by failing to account for buyer's deposit; Florida Statute 475.25(1)(k) by placing deposits into an account that was not an escrow account; Rule 61J2-14.012, Florida Administrative Code, by failing to properly reconcile her trust account; and Rule 61J2-14.010(1), Florida Administrative Code, by failing to timely deposit a buyer's check into an escrow or trust account. By stipulation, Respondent agreed to the following penalty: 6-month suspension; administrative fine of \$5,000.00; investigative costs of \$1,485.00; attend three 2-day FREC meetings; complete a broker reactivation course; shall not hold escrow for 5 years. Effective: 6/13/2014.

Powell, John Grant	2012-042224	SL 631499	Clearwater, FL: Respondent was charged with violating Florida Statute 475.25(1)(f) by pleading guilty to one count of sale and/or delivery of oxycodone. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,500.00; investigative costs of \$202.00; attend two 2-day FREC meetings; complete an ethics course. Effective: 6/17/2014
Rose, James U.	2013-010378	BK 3251159 BK 3098960	Winter Park, FL: Respondent was charged with violating Florida Statute 475.25(1)(d)1. by failing to return a full deposit to an owner of a property who was entitled to the deposit. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$305.58; attend two 2-day FREC meetings; complete a 4-hour escrow management continuing education course. Effective: 6/17/2014.
Williams, Andrew Christopher	2013-045274	SL 3267614	Winter Park, FL: Respondent was charged with violating Florida Statute 475.42(1)(a) by operating as a sales associate without holding a current active license. By stipulation, Respondent agreed to the following penalty: administrative fine of \$250.00; investigative costs of \$429.00; attend one 2-day FREC meeting. Effective: 6/13/2014.
Garell, Lee A.	2014-008837	BL 3098276	Hallandale, FL: Settlement Agreement to Voluntarily Relinquish for Permanent Revocation. Effective: 6/27/14.
Luft, Carrie	2013-017999	SL 3013804	Punta Gorda, FL: Respondent violated Florida Statute 475.25(1)(b) by committing breach of trust when she assisted a property owner in the sale of a residential property and subsequently resided in the property without the owner's approval. Penalty: revocation; investigative costs of \$561.00. Effective: 6/16/2014.
Williams, Jamie Ann	2013-013185	BK 404031	Tampa, FL: Respondent violated section 475.25(1)(e) by failing to comply with a lawful order made or issued under the provisions of chapter 475. Penalty: revocation. Effective: 6/12/2014.
Beltran, Margelly	2013-047138	SL 3084332	Miami, FL: Respondent violated Florida Statute 475.25(1)(e) by failing to comply with the Final Order in DBPR Case No. 2009-045176. Penalty: revocation. Effective: 07/15/2014.
Dutra, Andrea	2012-044487	SL 3198969	Boca Raton, FL: Respondent violated Florida Statute 475.25(1)(b) by failing to notify her broker of an executed sales contract and violated Florida Statute 475.42(1)(a) by failing to act under the supervision of her broker in connection with a real estate transaction. Penalty: administrative fine of \$3,000; investigative costs of \$453.75; 12 months probation; attend 1 complete FREC meeting. Effective: 07/15/2014.
Eaton, William Girardeau Jr.	2013-051874	SL 653742	Tallahassee, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty or nolo contendere to crime involving moral turpitude or fraudulent or dishonest dealing, by pleading guilty to one count of Willfully Attempting to Evade or Defeat Tax, and one count of False Statements Related to Health Care Matters, in violation of Title 26 and Title 18, U.S.C. Penalty: \$2,000 fine; 5 years suspension. Effective 07/15/2014.
Francis, Curt Douglas	2013-016701	BK 668736	Weston, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty or nolo contendere to crime involving moral turpitude or fraudulent or dishonest dealing, by pleading nolo contendere to one count of felony, scheme to defraud \$50,000 or more and Florida Statute 475.25(1)(p) by failing to inform the commission in writing within 30 days after pleading guilty or nolo contendere to a felony charge. Penalty: revocation; investigative costs of \$470.25. Effective: 09/17/2014.
Golden, Charles Henry	2014-001663	SL 3148818	Cottondale, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to crime involving moral turpitude or fraudulent or dishonest dealing, by pleading guilty to felony providing false statistics and information as a report of the United States. Penalty: administrative fine of \$750.00; investigative costs of \$371.25; 6 months probation; attend 1 complete FREC meeting; complete a 3-hour ethics course. Effective: 07/15/2014.
Gugel, Leslie Henry	2013-032702	BK 3095359	Palm Beach Gardens, FL: Respondent violated Section 475.25(1)(e), F.S. by failing to comply with the Final Order in DBPR Case No. 2011-053957. Penalty: Revocation. Effective: 07/15/2014.

Pichs, Victor	2013-024573	SL 633831	Miami, FL: Respondent violated Florida Statute 475.42(1)(d) by collecting money in connection with any real estate brokerage transaction in a name other than his employer and violated Florida Statute 475.42(1)(b), F.S. by acting as a sales associate for a person other than registered employer. Penalty: administrative fine of \$300.00; investigative costs of \$700.00; 6 months probation; shall complete 28 hour reactivation course. Probation shall terminate when all requirements satisfied. Effective: 07/15/2014.
Weiker, David Nelson	2013-000579	SL 581986	Casselberry, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty or nolo contendere to crime involving moral turpitude or fraudulent or dishonest dealing, by pleading guilty to felony Organized Fraud and 32 counts of felony Communications Fraud. Penalty: Revocation; investigative costs of \$82.50 costs. Effective: 07/14/2014.
Williams, John D.	2011-051107	SL 705052	Tavernier, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty or nolo contendere to crime involving moral turpitude or fraudulent or dishonest dealing by pleading guilty to felony Organized Scheme to Defraud greater than \$50,000; Fraudulent Use of Personal Identification Information. Penalty: Revocation; investigative costs of \$330.00. Effective: 07/15/2014.
Corpora, Dominique James	2012-010004	BK 3053353 BK 3231927	Miami Beach, FL: Respondent violated Florida Statute 475.22(1) by failing to maintain office, failing to maintain sign on principal office entrance; Florida Statute 455.275(1) for failing to notify Department in writing of current place of practice for Respondent's company; Florida Statute 475.5015 for failing to make available to the Department reconciliation statements, bank statements, and transaction files; and Florida Statute 475.25(1)(a) for obstructing or hindering an investigation. By Stipulation, Respondent agreed to the following penalty: administrative fine of \$2,500.00; investigative costs of \$396.00; attend an escrow management course, complete a reactivation course; attend 1 complete FREC meeting. Effective: 07/15/2014.
Koessler, Delma Feliz	2011-056602	BK 3154579 BK 3220872 BK 3253029	Miami, FL: Respondent violated Section 475.25(1)(e), F.S., by failing to follow Rule 61J2-14.010(1), F.A.C., by failing to place monies in trust or escrow account. By Stipulation, Respondent agreed to the following penalty: administrative fine of \$2,500.00; investigative costs of \$1,452.00; 20 hours of continuing education to include a 4-hour escrow management course. Effective: 07/14/2014.
Loguercio, Luis H.	2012-048008	SL 609113	Miami, FL: Respondent violated Florida Statute 475.42(1)(d), by failing to deliver rent checks to broker and by accepting rent checks not in the name of registered broker; violated Florida Statute 475.42(1)(b), by facilitating the rental of real property without notifying broker; collecting rents not payable to broker; failing to deliver rental payments to broker. By Stipulation, Respondent agreed to the following penalty: administrative costs of \$4,000.00; complete an ethics course; attend 2 complete FREC meetings; 30-day suspension of license. Effective: 07/15/14.
Samarina, Tatiana	2013-022801	BK 3166805	Sunny Isles Beach, FL: Respondent violated Florida Statute 475.25(1)(d)1 by failing to account and deliver for a \$1,000 deposit; violated Florida Statute 475.25(1)(v) by failing to comply with trust accounting procedures; violated Florida Statute 475.25(1)(e), by failing to follow Rule 61J2-14.012(2), F.A.C., by failing to perform monthly reconciliation statements on trust accounts. By Stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$213.00; attend 2 complete FREC meetings. Effective: 07/15/2014.
Smith, Joyce Lee	2013-017985	SL 518821	Orange City, FL: Respondent violated Florida Statute 475.25(1)(f) by pleading guilty to the felony charge of Grand Theft. By Stipulation, Respondent agreed to the following penalty: administrative fine of \$300.00; investigative costs of \$200.00; attend 1 complete FREC meeting. Effective: 07/15/2014.

Waller, Jeremy	2013-046686	SL 3037732	Pensacola, FL: Respondent submitted an Affidavit for Voluntary Surrender of license to the Department. All licenses of Respondent were relinquished and permanently revoked. Final Order Effective 07/15/14
Rosellini, Donna Louise	2013-033625	BK 3190062 BK 3087576	Sunny Isles, FL: Respondent violated Florida Statute 475.25(1)(d)1 by failing to account and deliver for deposits collected by Respondent. Penalty: Revocation of all licenses held by Respondent. Effective: 07/15/2014.
Dinardo, Christine Lynn	2013-006916	SL 704819	Port Orange, FL: Respondent violated Florida Statute 475.25 (1)(b) by inviting guests to stay overnight without Buyer's permission at a property she managed; violated Florida Statute 475.25 (1)(e) and Rule 61J2-5.016 Florida Administrative Code by being listed as a director of the corporation with the Florida Division of Corporations. Penalty: placed on 12 months probation, administrative fine of \$1000.00; investigative costs of \$353.10; attend 3 complete FREC meetings; complete a 3-hour ethics course. Effective: 08/12/2014.
Gonzales, Imelda Pangilinan	2013-012279	SL 3069735	Ft. Lauderdale, FL: Respondent violated Florida Statute 425.25 (1)(e) and Rule 61J2-14.009 Florida Administrative Code by delivering Buyer's checks to an office assistant instead of the broker and failing to deliver security deposits to the Broker; Florida Statute 475.25(1)(d)1 by failing to deliver deposits to the broker. Penalty: probation for 14 months, administrative fine of \$1,500.00; investigative costs of \$585.75; attend 1 complete FREC meeting; 45-hour post-licensing course for sales associates. Effective: 08/12/2014
McDonald, Arthur	2013-030979	SL 3277321	Boca Raton, FL: Respondent violated Florida Statute 475.25 (1)(f) by entering a plea of guilty to possession of marijuana with intent to sell, a felony. Penalty: administrative fine of \$250.00; investigative costs \$148.50; probation for 90 days. Effective: 08/13/2014.
Oates, David John	2013-035332	BK 31044891	Largo, FL: Respondent violated Florida Statute 475.25(1)(e) and Rule 61J2-14.012(2) Florida Administrative Code, by failing to properly reconcile trust accounts each month; violated Florida Statute 475.25 (1)(k) by placing escrow funds and non-escrow funds in an escrow account. Penalty: probation for 6 months; investigative costs of \$333.63; attend 1 complete FREC meeting; 4-hour escrow management course. Effective: 08/13/2014
Demark, Joan	2013-029612	SL 3143128	Sarasota, FL: Respondent violated Florida Statute 475.25 (1)(f) by entering a plea of <i>Nolo Contendere</i> and being adjudicated guilty of possession of controlled substance with intent to sell, a felony, in Sarasota County, Florida. By stipulation, Respondent agreed to the following penalty: an administrative fine of \$750.00; investigative costs \$189.75; attend 1 complete FREC meeting. Effective: 08/13/2014.
Gallien, Daniel A.	2011-031841	BK 273379 BK 3236359 BK 3125716	Lake Worth, FL: Respondent violated Florida Statute 475.25 (1)(e) and Rule 61J2-14.010(1) Florida Administrative Code by failing to be a signatory on an escrow account; violated Florida Statute 475.25 (1)(e) and Rule 61J2-14.012(2) Florida Administrative Code by failing to perform timely monthly reconciliations; violated Florida Statute 475.25(1)(v) by failing to be a signatory on the escrow account and failing to perform monthly reconciliations. By stipulation, Respondent agreed to the following penalty: an administrative fine of \$2,000.00; investigative costs of \$1262.50; attend 1 complete FREC meeting; complete a 4-hour escrow management course. Effective: 08/13/2014.

Hamilton, Tiffany R.	2013-019879	SL 3055156	Tallahassee, FL: Respondent violated Florida Statute 474.42 (1)(b) by operating as a broker while licensed as a sales associate; Florida Statute 475.42 (1)(d) by collecting a security deposit not in the name of the employer of without express consent from employer; Florida Statute 475.25 (1)(e) and Rule 61J2-14.009 Florida Administrative Code by failing to deliver a security deposit to the broker within one business day; Florida Statute 475.25 (1)(e) and Rule 61J2-2.027 (2) (c) by failing to disclose the ongoing investigation on her sales associate's license on her broker application. By Stipulation Respondent agreed to the following penalty: an administrative fine of \$1000.00; investigative costs of \$915.75; attend 1 complete FREC meeting. Effective 08/12/2014.
Robinson, Vincent	2013-014069	BK 3050729	Orlando, FL: Respondent allegedly violated Florida Statute 475.25 (1)(f) by entering a plea of <i>Nolo Contendere</i> to DUI with damage to a person or property and also to a charge of leaving the scene of a crash with property damage, both crimes of moral turpitude, in the County Court in and for Orange County, Florida. By stipulation, respondent agreed to the following penalty: pay a fine of \$1000, pay costs of \$198, attend 4 FREC meetings and attend a 3 hour broker ethics course. Effective: 08/08/2014.
Rodriguez, Mario	2012-011996	BK 630149	Miami Beach, FL: Respondent violated Florida Statute 475.25 (1)(e) and Rule 61J2-14.010(1) Florida Administrative Code, by failing to keep and maintain funds intended for escrow in an escrow or trust account; allegedly violated Florida Statute 475.25 (1)(e) and Rule 61J2-14.012(2) Florida Administrative Code, by failing to reconcile monthly, funds intended for escrow. By stipulation, the Respondent agreed to the following penalty: an administrative fine of \$1000.00; investigative costs of \$504.90; attend 1 complete FREC meeting; complete a 4-hour escrow management course. Effective: 08/12/2014.
Watson, Tanya Lynn	2012-040971	SL 3070253	Jacksonville, FL: Respondent voluntarily surrendered her license for permanent revocation. Effective: 08/13/2014.
Watson, Tanya Lynn	2014-013308	SL 3070253	Jacksonville, FL: Respondent voluntarily surrendered her license for permanent revocation. Effective: 08/13/2014.
Whittington, William Earl	2013-047504	SL 630512	Panama City, FL: Respondent voluntarily surrendered his license for permanent revocation. Effective: 08/12/2014.
Chavez, Giselle M.	2013-037332	SL 3146272	Miami, FL: Respondent violated Florida Statute 475.25 (1)(b) by notarizing a closing document in order to covertly provide herself a financial benefit and depositing a \$13,000 dollar check into her own account; violated Florida Statute 475.42 (1)(d) by collecting money not in the name of her employer and without express consent of the employer; violated Florida Statute 475.25 (1)(k) by depositing a check in her own account. Penalty: revocation; investigative costs of \$1,839.75. Effective 08/01/2014.
Figueilars, Jose	2013-044290	SL 648968	Miami, FL: Respondent violated Florida Statute 475,25 (1)(f) by being found guilty of bank fraud, a felony, in the United States District Court, Southern District of Florida. Penalty: revocation. Effective: 08/13/2014.
Figueilars, Raquel Elizabeth	2013-044279	SL 635903	Miami, FL: Respondent violated Florida Statute 475,25 (1)(f) by being found guilty of bank fraud, a felony, in the United States District Court, Southern District of Florida. Penalty: revocation. Effective: 08/13/2014.
Kornberg, Lance Hunter	2013-040139	SL 3072201	Coral Springs, FL: Respondent violated Florida Statute 475.25 (1)(f) by being found guilty of delivery of Hydromorphone, a felony, in the circuit court in and for Broward county, Florida. Penalty: investigative costs of \$231.00; license suspended for 1 year effective 9/12/2014; probation for 1 year; attend 1 complete FREC meeting. Effective: 08/13/2014.

Amen, Ruth C.	2013-013503	SL 617379	Boca Grande, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of no contest and being convicted of a scheme to defraud, which is a crime that directly relates to the activities of a licensed broker or sales associate or involves moral turpitude. Penalty: suspension for 10 years effective 1/15/2015; administrative fine of \$1000.00; investigative costs of \$297.00. Effective 12/16/2014.
Royal, Bonnie Michelle Denning	2014-018712	SL 614508	Quincy, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of no contest and being adjudicated guilty of first degree grand theft, which is a crime that directly relates to the activities of a licensed broker or sales associate or involves moral turpitude. Penalty: revocation; investigative costs of \$280.50. Effective 12/16/2014.
Ferro, Clarisa	2014-014065	SL 3252398	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to one count of Possession of Marijuana with Intent to Sell, which is a crime that directly relates to the activities of a licensed broker or sales associate or involves moral turpitude. Penalty: suspension for 4 months; administrative fine of \$1000.00; investigative costs of \$16.50; 3 hour ethics course; attend 1 complete FREC meeting; and probation until the meeting and education are completed. Effective 12/16/2014.
Funk, Elizabeth Barrett	2014-013286	SL 3173219	St. Petersburg, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to report a no contest plea to driving under the influence to the Commission within 30 days of the plea. Penalty: administrative fine of \$250.00; investigative costs of \$759.00; attend 1 complete FREC meeting; 6 months probation to terminate upon completion of discipline. Effective 12/16/2014.
Jaskolka, Rodger	2014-008830	SL 3264995	Jupiter, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to leaving the scene of a crash involving injury and DUI causing injury to person or property, which are crimes that directly relate to the activities of a licensed broker or sales associate or involve moral turpitude. Penalty: 1 year suspension; administrative fine of \$1000.00; investigative costs of \$313.50; attend 1 complete FREC meeting, 12 months probation to terminate upon completion of discipline. Effective 12/16/2014.
Murillo, Juan C.	2013-023706	SL 3223844	Miami Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by operating as a broker when he advertised two properties for sale. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-10.025(1), Florida Administrative Code, by advertising properties for sale and rent without the name of his brokerage/employer. Penalty: administrative fine of \$1000.00; investigative costs of \$33.00; 3 hour ethics course; and 6 months probation to terminate upon completion of discipline. Effective 12/16/2014.
Braddy, Darell E.M.	2014-014061	BK 3001557	Jacksonville, FL: Respondent violated Section 475.25(1)(v), Florida Statutes, by failing to reconcile his rental escrow account for approximately three years and by failing to provide any information on the corrective action taken section of the monthly reconciliation statement from September 2012 through February 2013. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.012(2), Florida Administrative Code, by failing to reconcile his escrow account for approximately three years. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.012(3), Florida Administrative Code, by failing to provide any information in the corrective action taken section of the monthly reconciliation statement. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1000.00; investigative costs of \$346.50, 10 hours continuing education to include an escrow management course; 1 year probation. Effective 12/16/2014.

Carulli, Michael John	2013-007634	BK 3266150	Jacksonville, FL: Respondent violated Section 475.25(1)(v), Florida Statutes, by failing to reconcile his rental escrow account for approximately three years and by failing to provide any information on the corrective action taken section of the monthly reconciliation statement from September 2012 through February 2013. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.012(2), Florida Administrative Code, by failing to reconcile his escrow account for approximately three years. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.012(3), Florida Administrative Code, by failing to provide any information in the corrective action taken section of the monthly reconciliation statement. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1000.00; investigative costs of \$924.00; must produce documents requested per final order; attend 2 complete FREC meetings. Effective 12/16/2014.
Faytis, Christopher Louis	2014-003283	SL 3061845	Ft. Myers, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to timely report his adjudication of guilty of larceny-petit theft. By stipulation, Respondent agreed to the following penalty: administrative fine of \$750.00; investigative costs of \$280.50; 18 months probation to terminate upon completion of discipline. Effective 12/16/2014.
Mattio, Thomas William	2014-010000	SL 637993	Naples, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to timely report being adjudicated guilty of DUI. By stipulation, Respondent agreed to the following penalty: administrative fine of \$250.00; investigative costs of \$165.00. Effective 12/16/2014.
Drumm, David Richard	2013-015140	SL 3216911	Cape Coral, FL: Settlement Agreement to Voluntarily Relinquish for Permanent Revocation. Effective 12/16/2014.
Drumm, David Richard	2013-022971	SL 3216911	Cape Coral, FL: Settlement Agreement to Voluntarily Relinquish for Permanent Revocation. Effective 12/16/2014.
Goldberg, Gary J.	2013-005541	BK 707565	Boca Raton, FL: Settlement Agreement to Voluntarily Relinquish for Permanent Revocation. Effective 12/16/2014.
Beck, Martin Robert Jr.	2014-019779	BK 3071793	Ft. Myers, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, when he failed to comply with a Final Order by failing to pay an administrative fine of \$500.00 and costs of \$122.10. Penalty: revocation and investigative costs of \$122.10. Effective 12/16/2014.
Budek, Gary Lee	2013-000120	SL 691145	Brooksville, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of lewd/lascivious molestation of a child. Respondent also violated Section 455.227(1)(t), Florida Statutes, by failing to report the adjudication to the Commission within 30 days. Penalty: revocation; investigative costs of \$280.50. Effective 12/16/2014.
Carleton, Michael P.	2013-045196	SL 3068971	Anna Maria, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, by operating as a broker when he failed to notify his broker about assisting a buyer in purchasing a property, receiving the buyer's escrow deposit, and failing to notify the broker about receiving the buyer's escrow deposit. Respondent also violated Section 475.25(1)(d)1, Florida Statutes, by receiving a total of \$41,500 in escrow deposits and failing to return it to the buyer upon demand. Respondent also violated Section 475.42(1)(d), Florida Statutes, by collecting escrow deposits without the express consent of the broker. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.009, Florida Administrative Code, by collecting escrow deposits and failing to deliver it to the broker. Finally, Respondent violated Section 455.227(1)(j), Florida Statutes, by listing Coast Line Realtors as the cooperating brokerage on the Buyer's offer. Penalty: revocation; investigative costs of \$264.00. Effective 12/16/2014.

Carleton, Michael P.	2013-045551	SL 3068971	Anna Maria, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, by operating as a broker when he failed to notify his broker about assisting a buyer in purchasing a property, receiving the buyer's escrow deposit, and failing to notify the broker about receiving the buyer's escrow deposit. Respondent also violated Section 475.25(1)(d)1, Florida Statutes, by receiving a total of \$41,500 in escrow deposits and failing to return it to the buyer upon demand. Respondent also violated Section 475.42(1)(d), Florida Statutes, by collecting escrow deposits without the express consent of the broker. Respondent also violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.009, Florida Administrative Code, by collecting escrow deposits and failing to deliver it to the broker. Finally, Respondent violated Section 455.227(1)(j), Florida Statutes, by listing Coast Line Realtors as the cooperating brokerage on the Buyer's offer. Penalty: revocation; investigative costs of \$495.00. Effective 12/16/2014.
Carleton, Michael P.	2014-011642	SL 3068971	Anna Maria, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to comply with a Final Order issued by the FREC requiring Respondent to pay an administrative fine of \$1000.00, investigative costs of \$1082.40; attend 2 complete FREC meetings. Penalty: revocation; investigative costs of \$297.00. Effective 12/16/2014.
Gabriel, Judith Philippe	2013-049500	SL 3188303	Pembroke Pines, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, and Rule 61J2-10.038(2), Florida Administrative Code, by failing to update her address of record. Penalty: administrative fine of \$250.00; investigative costs of \$528.00. Effective 12/16/2014.
Goffe, Randy L.	2014-002195	SL 202730	Punta Gorda, FL: Respondent violated Section 475.25(1)(f), Florida Statutes by being found guilty of a third DUI, possession of a controlled substance, and a third violation of driving with license suspended or revoked, which are crimes of moral turpitude. Respondent also violated Section 455.227(1)(t), Florida Statutes, by failing to timely report his crimes to the Commission. Penalty: revocation; administrative fine of \$1000.00; investigative costs of \$330.00. Effective 12/16/2014.